



**Fw: MUP DRC 2015-00074**  
**Airlin Singewald** to: Nicole Retana

03/31/2016 09:37 AM

Airlin Singewald  
San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:36 AM -----

From: "Jess and Pat" <jnpbath@charter.net>  
To: "asingewald@co.slo.ca.us"  
Cc: <jcrowley\_1@charter.net>  
Date: 03/29/2016 09:17 PM  
Subject: MUP DRC 2015-00074

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Dear Mr. Janssen;

RE: Nankivell MUP DRC 2015-00074 at Moonstone Beach Dr., Cambria, Ca.

I support the county decision to recommend denial of the request by Nanikvell MUP DRC 2915-00074 to waive the location standard of the County Ordinance in order to obtain a vacation rental license. My experience with vacation rentals is that they invariably create parking, noise and congestion problems in neighborhoods all of which led to creation of the location standard. Waiving the standard is not in keeping with the reason for establishing such a standard.

Its my understanding that the NCAC has recommended denial of the waiver further indicating a broader based sample of Cambrians against such waivers .

Thank you for your support in this matter ,

Jess W. Bathke  
399 Lampton St.  
Cambria, Ca.



**Fw: mup 5840 Moonstone Beach drive.**  
**Airlin Singewald** to: Nicole Retana, Matt Janssen

03/31/2016 09:37 AM

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San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:37 AM -----

From: joe and barb crowley <jcrowley\_1@charter.net>  
To: asingewald@co.slo.ca.us  
Cc: bgibson@co.slo.ca.us  
Date: 03/29/2016 07:30 PM  
Subject: mup 5840 Moonstone Beach drive.

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Please forward to Hearing Officer, Mr. Matt Janssen.

Dear Mr Janssen:

RE: Nankivell MUP DRC 2015-00074 at 5840 Moonstone Beach Dr., Cambria, CA

I support the county decision to recommend DENIAL of the request by Nanikvell MUP DRC 2015-00074 to waive the location standard of the County Ordinance location standard for the purpose of obtaining a vacation rental license.

This property is not unique in any way and another vacation rental leads to over density and parking problems and detracts from the residential neighborhood which it is. Although the property formerly was a 12 unit motel, that was developed by issue of an MUP. The original designation of the property was single family residential if you research former permits. This only returns the property to its original purpose and not unique in any way. Furthermore, there are unlicensed vacation rentals (201 Chatham) and the alleged illegal use of the property next door for VR on the corner of Stafford and Moonstone Beach Dr.

These laws were passed to balance our neighborhoods for the equal benefit of tourism and the residents. This Ordinance, in the past, has been strictly upheld in Cambria and it is a dangerous precedent to start granting any variances to challenge this dynamic that has served Cambria well. I also support the NCAC's denial of the waiver. This clearly signals the community stands for upholding the Ordinance.

I thank you and continue to encourage the County to support Cambrians in regards to enforcing the Vacation Rental Ordinance for the good of our community.

Signed,  
Joe and Barbara Crowley,  
1801 Ogden Dr.  
Cambria, CA



**Fw: DRC 20015-00074**

**Airlin Singewald** to: Matt Janssen, Nicole Retana

03/31/2016 09:37 AM

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San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:37 AM -----

From: John Lamb <j.lamb2@icloud.com>  
To: Arlin Singewald <asingewald@co.slo.ca.us>  
Date: 03/25/2016 04:13 PM  
Subject: DRC 20015-00074

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Hello Arlin — I attach my comments supporting the Planning Department's decision in DRC 2015-00074. Please forward them to the hearing officer for the April 8 hearing.

Thank you.

John Lamb  
927-4640



Nankivell MUP to Arlin Singewald.pdf

**To:** Arlin Singewald, Senior Planner, asingewald@co.slo.ca.us  
**FR:** John Lamb, j.lamb2@icloud.com  
**RE:** DRC 20015-00074 Nankivell MUP  
**DT:** March 25, 2016

I support the Planning Department's decision to deny an MUP exception to the Vacation Rental Ordinance's location standard.

The MUP seeks to establish a vacation rental within 200 feet of other VRs, in an area that currently has at least 11 VRs, as well as approximately 20 motels.

The MUP exception was originally proposed to the Coastal Commission by the Planning Department at a hearing in 2003. Some Commissioners worried that the exception would undermine the location standard and make it meaningless. John Euphrat, testifying on behalf of the department, explained and defended the proposal as follows:

“[We] thought this [the MUP exception] might be a good way for *unique circumstances* that we can't anticipate today, to actually deal with those where it does *provide visitor serving uses*.” (Transcript of Proceedings, April 11, 2003, page 34. Italics added.)

In order to qualify under this exception, therefore, an applicant must show that unique circumstances provide visitor serving uses. Clearly, this request does not meet this test. It does not establish any unique circumstances for providing visitor serving uses because the area already provides numerous visitor serving uses. Indeed, the applicant's agent, David Brown, states in his January 22, 2016 letter to you that the subject property “is immediately adjacent to the largest concentration of visitor serving motels in all of Cambria.”

Allowing the subject property to become a VR would further degrade the residential character of the neighborhood. The Board of Supervisors has recognized that VRs may be incompatible with surrounding residential uses, and that a concentration of VRs may have a deleterious effect on full time neighbors. (Sec. 23.08.165(a).) The North Coast Area Plan states that “protecting the residential character of single-family areas” is one of its goals. (NCAP, page 1-4.) The Planning Department's decision will help maintain the residential character of this neighborhood, and preserve the fragile balance between residential and recreational use.

The January 22 letter reasons that the subject property should be allowed to be a VR because it is close to the beginning of Moonstone Beach Drive's motel row. The letter also reasons that allowing the subject property to become a VR is consistent with the neighborhood because it and the neighboring houses already serve as a “transition” and a “buffer” for the residential neighborhood to the east. Even if these contentions are accepted as valid, neither establishes any unique circumstances that provide visitor serving uses. Also, using this kind of reasoning to justify waiving the location standard would undermine it and make it meaningless, fulfilling the Coastal Commissioners' concern.

The letter also argues that the subject property should qualify as a VR because a motel once occupied the same site, and therefore, the site historically has been used for recreational purposes. This argument ignores the fact that the motel was a nonconforming use. It follows that there is no legitimate historic use of the site as recreational.

For all these reasons, I support the Planning Department's decision to deny the MUP request. As a former member of the North Coast Advisory Council and its Land Use Committee, I appreciate the department taking a position consistent with the NCAC's recommendation in this case.

Thank you for considering these views. Please forward this e-mail to the hearing officer for the April 8 hearing.



**Fw: MUP DRC 2015-00074**

**Airlin Singewald** to: Nicole Retana, Matt Janssen

03/31/2016 09:38 AM

Airlin Singewald  
San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:38 AM -----

From: Margol Roberts <kenandmargol@charter.net>  
To: asingewald@co.slo.ca.us  
Date: 03/13/2016 12:03 PM  
Subject: MUP DRC 2015-00074

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We support your decision to recommend disapproval of the subject request for the Nankivell MUP located at 5840 Moonstone Beach Drive, Cambria, California.

It is vitally important that the permanent full time residents in our neighborhoods be balanced with vacation rentals as the law restricts. No rental should be allowed outside the code as set forth by the Coastal Commission.

Thank you.

Margol and Ken Roberts  
1655 Linden Court,  
Cambria, CA

805 927-0841

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This email has been checked for viruses by Avast antivirus software.  
<http://www.avast.com>





**Fw: Nankivell MUP DRC 2015-0074, 5849 Moonstone Beach Drive, Cambria, CA**

**Airlin Singewald** to: Nicole Retana, Matt Janssen

03/31/2016 09:38 AM

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Department of Planning and Building  
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asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:38 AM -----

From: Martin Verhaegh <verhae@charter.net>  
To: asingewald@co.slo.ca.us  
Date: 03/09/2016 07:11 PM  
Subject: Nankivell MUP DRC 2015-0074, 5849 Moonstone Beach Drive, Cambria, CA

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Dear Mr Singewald,

We wanted to let you know that we very much support your decision to recommend disapproval of the subject request to waive the location standard of the County Ordinance location standard in order to receive a vacation rental license.

The Vacation Rental Ordinance was established after nearly a decade of negotiations by the residents of Cambria and Cayucos with the County Supervisory Board and the Coastal Commission. Many deviations were then Grandfathered into the ordinance at a detriment to the resident's pleadings. The ordinance was established to avoid these deviations from happening again. The language of the ordinance is very clear, and the residents are totally against any further deviations.

We thank you for the steps you have taken, and are thankful to the County in their support for the Cambrian residents by enforcing the Vacation Rental Ordinance in order to retain the Life Quality in the residential communities, ensured by this ordinance.

Sincerely,  
Martin and Joan Verhaegh,  
551 Dorset Street, Cambria



**Fw: mup DRC 2015-00074**

**Airlin Singewald** to: Matt Janssen, Nicole Retana

03/31/2016 09:38 AM

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----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:38 AM -----

From: Joyce Renshaw <jrenshaw@me.com>  
To: Airlin Singewald <asingewald@co.slo.ca.us>  
Date: 03/09/2016 08:59 AM  
Subject: mup DRC 2015-00074

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Dear Mr Singewald:

RE: Nankivell MUP DRC 2015-00074 at 5840 Moonstone Beach Dr., Cambria, CA

I support your decision to recommend disapproval of the request for the Nanikvell MUP DRC 2015-00074 to waive the location standard of the County Ordinance location standard for the purpose of obtaining a vacation rental license.

These laws were passed to balance our neighborhoods for the equal benefit of tourism and the residents. This Ordinance, in the past, has been strictly upheld in Cambria and it is a dangerous precedent to start granting any variances to challenge this dynamic that has served Cambria well.

I continue to encourage the County to support Cambrians in regards to enforcing the Vacation Rental Ordinance for the good of our community.

Joyce Renshaw  
Past Chair of NCAC





**Fw: Vacation Rentals**

**Airlin Singewald** to: Matt Janssen, Nicole Retana

03/31/2016 09:38 AM

Airlin Singewald  
San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:38 AM -----

From: Karen Johnson <karenjohnson42@charter.net>  
To: asingewald@co.slo.ca.us  
Date: 03/09/2016 08:49 AM  
Subject: Vacation Rentals

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Dear Mr Singewald:

RE: Nankivell MUP DRC 2015-00074 at 5840 Moonstone Beach Dr., Cambria, CA

I support your decision to recommend disapproval of the request for the Nanikvell MUP DRC 2015-00074 to waive the location standard of the County Ordinance location standard for the purpose of obtaining a vacation rental license.

These laws were passed to balance our neighborhoods for the equal benefit of tourism and the residents. This Ordinance, in the past, has been strictly upheld in Cambria and it is a dangerous precedent to start granting any variances to challenge this dynamic that has served Cambria well. I also support the NCAC's denial of the waiver. This clearly signals the community stands for upholding the Ordinance.

I thank and continue to encourage the County to support Cambrians in regards to enforcing the Vacation Rental Ordinance for the good of our community.

Signed,  
Bob Johnson  
325 Drake Street  
Cambria, CA 93428



**Fw: Nankivell MUP 5840 Moonstone Beach Dr.**  
**Airlin Singewald** to: Matt Janssen, Nicole Retana

03/31/2016 09:39 AM

Airlin Singewald  
San Luis Obispo County  
Department of Planning and Building  
(805) 781-5198  
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 03/31/2016 09:38 AM -----

From: Bill\_Hughes <wmhughes@charter.net>  
To: asingewald@co.slo.ca.us  
Date: 03/08/2016 09:03 PM  
Subject: Nankivell MUP 5840 Moonstone Beach Dr.

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Please see attached document.



VR-5840-Moonstone-Scan.pdf

March 8, 2016

Dear Mr Singewald:

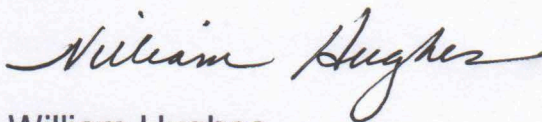
RE: Nankivell MUP DRC 2015-00074 at 5840 Moonstone Beach Dr.,  
Cambria, CA

I support your decision to recommend disapproval of the request for the Nankivell MUP DRC 2015-00074 to waive the location standard of the County Ordinance location standard for the purpose of obtaining a vacation rental license.

These laws were passed to balance our neighborhoods for the equal benefit of tourism and the residents. This Ordinance, in the past, has been strictly upheld in Cambria and it is a dangerous precedent to start granting any variances to challenge this dynamic that has served Cambria well. I also support the NCAC's denial of the waiver. This clearly signals the community stands for upholding the Ordinance.

I thank and continue to encourage the County to support Cambrians in regards to enforcing the Vacation Rental Ordinance for the good of our community.

Respectfully,

A handwritten signature in cursive script that reads "William Hughes". The signature is written in dark ink and is positioned above the printed name and address.

William Hughes  
434 Plymouth Street  
Cambria, CA 93428